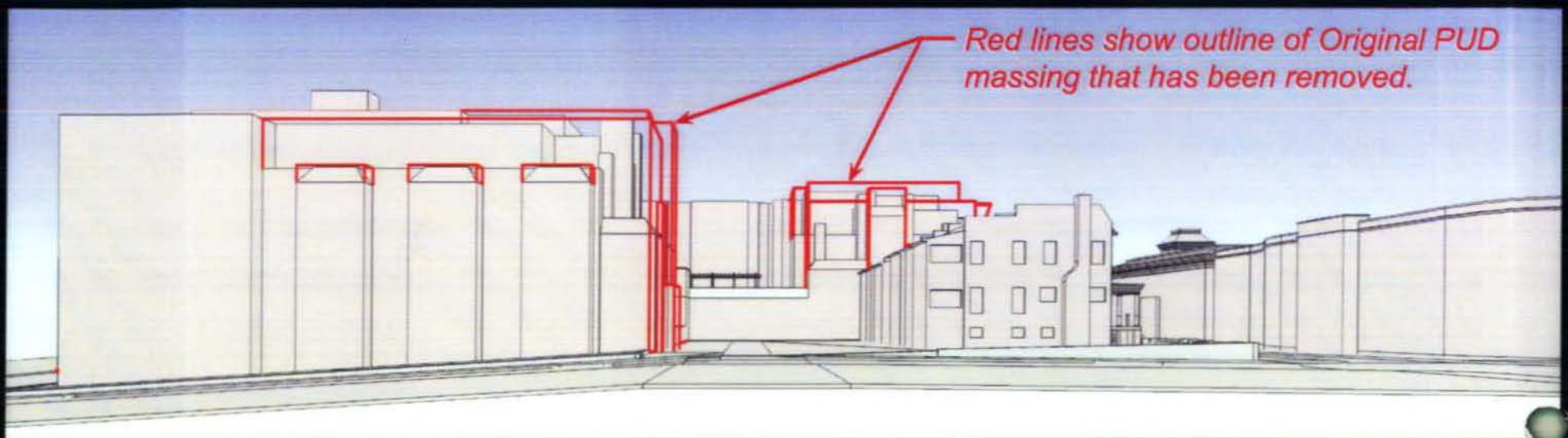




PERSPECTIVE SKETCH VIEW CORNER OF 9TH & LAWRENCE

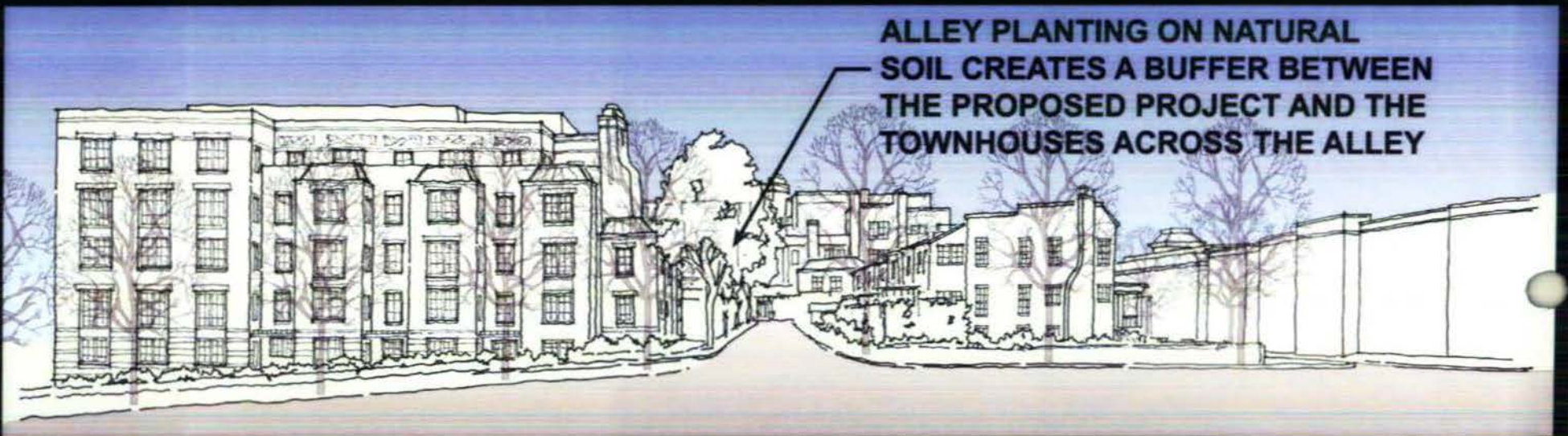
ZONING COMMISSION
District of Columbia
CASE NO.10-28
EXHIBIT NO.260A2

901 Monroe Street NE



Red lines show outline of Original PUD massing that has been removed.

Massing Rendering



ALLEY PLANTING ON NATURAL SOIL CREATES A BUFFER BETWEEN THE PROPOSED PROJECT AND THE TOWNHOUSES ACROSS THE ALLEY

Perspective Sketch

ELEVATION PERSPECTIVE - LAWRENCE STREET

901 Monroe Street NE



LAWRENCE STREET ELEVATION

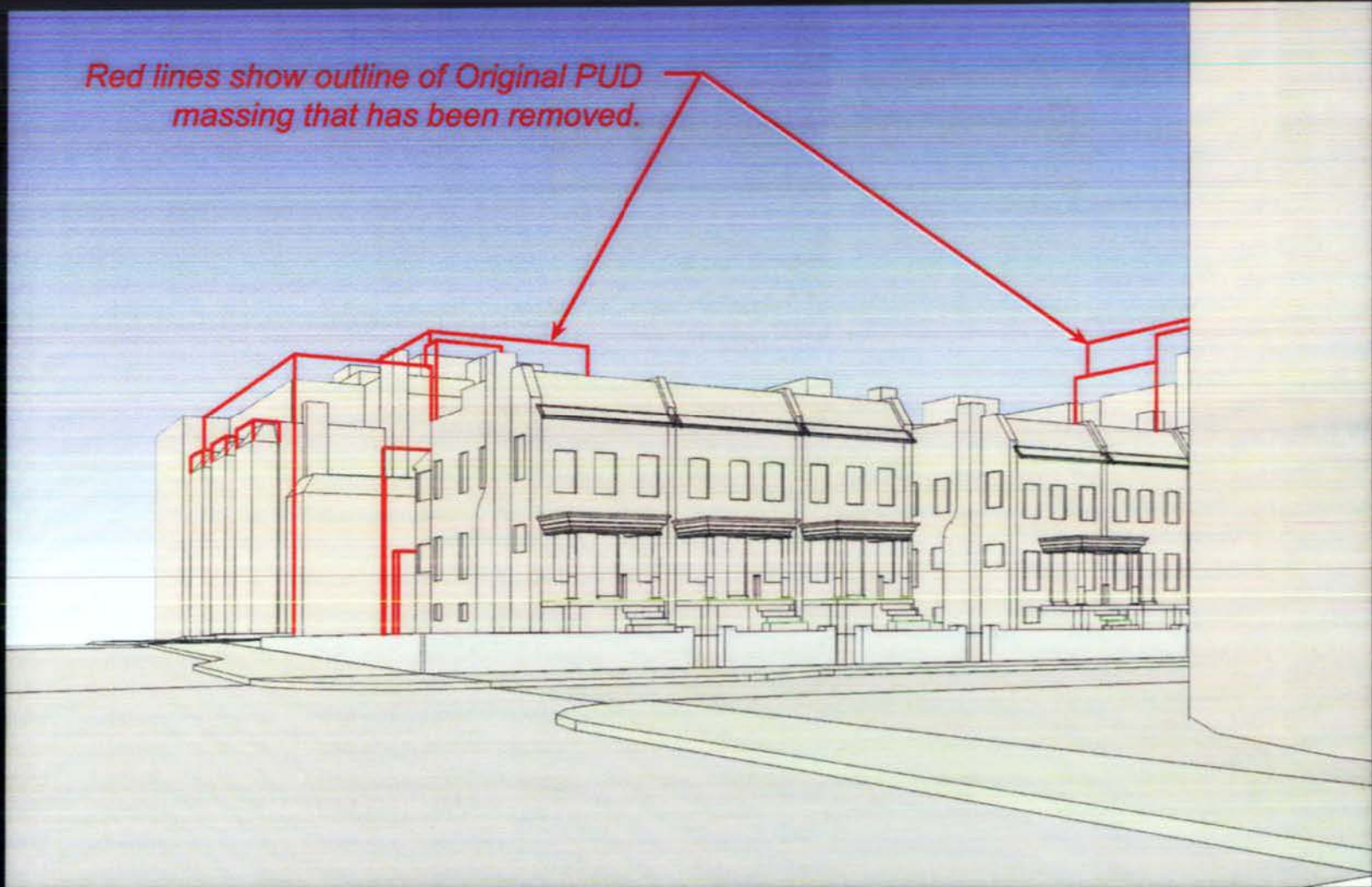
901 Monroe Street NE



EXISTING VIEW WEST DOWN LAWRENCE STREET

901 Monroe Street NE

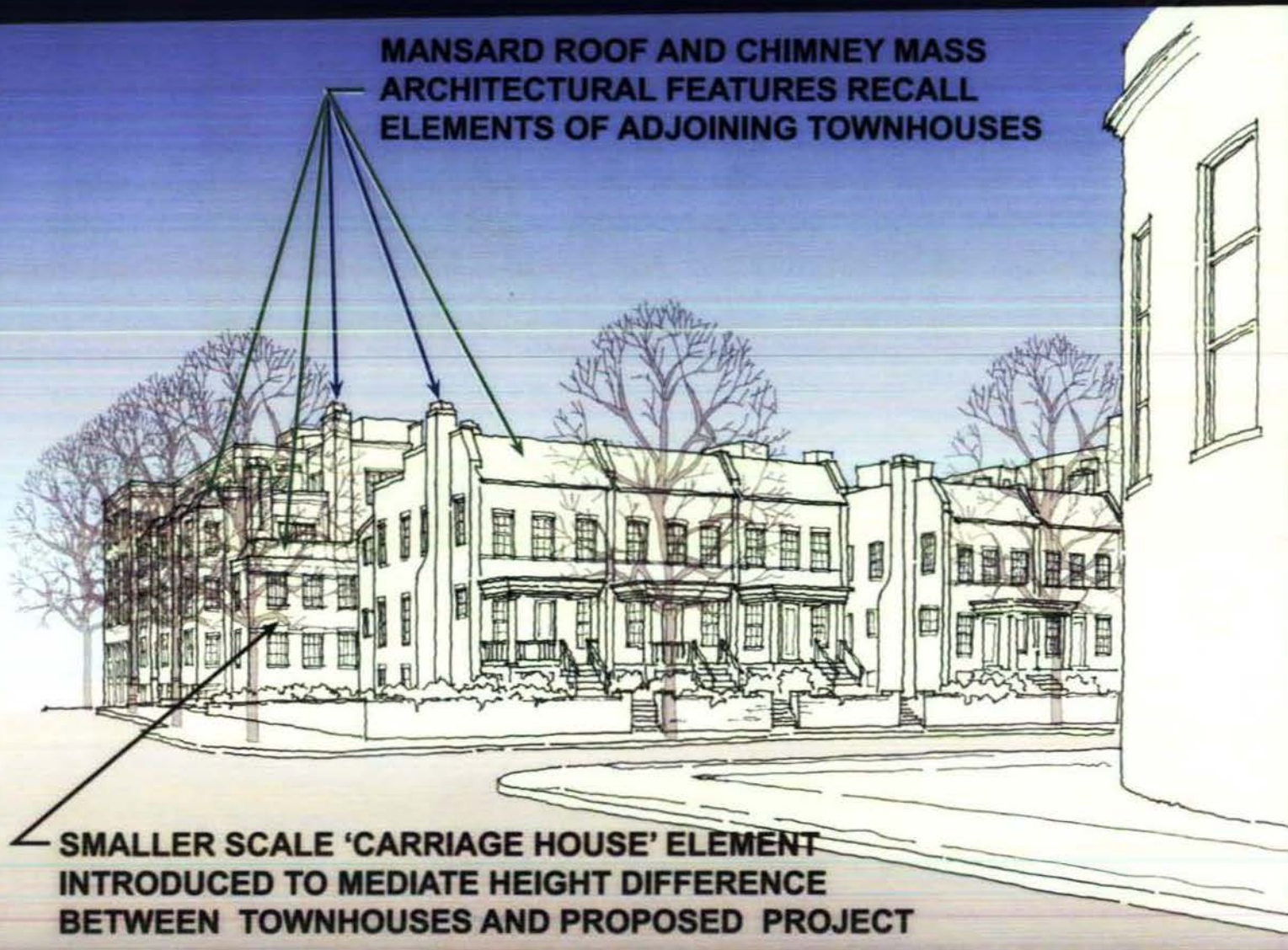
*Red lines show outline of Original PUD
massing that has been removed.*



PERSPECTIVE MASSING VIEW WEST DOWN LAWRENCE STREET

901 Monroe Street NE

**MANSARD ROOF AND CHIMNEY MASS
ARCHITECTURAL FEATURES RECALL
ELEMENTS OF ADJOINING TOWNHOUSES**



**SMALLER SCALE 'CARRIAGE HOUSE' ELEMENT
INTRODUCED TO MEDIATE HEIGHT DIFFERENCE
BETWEEN TOWNHOUSES AND PROPOSED PROJECT**

PERSPECTIVE SKETCH VIEW WEST DOWN LAWRENCE STREET

901 Monroe Street NE



PERSPECTIVE RENDERING VIEW WEST DOWN LAWRENCE STREET

901 Monroe Street NE



ENLARGED PERSPECTIVE RENDERING WEST DOWN LAWRENCE

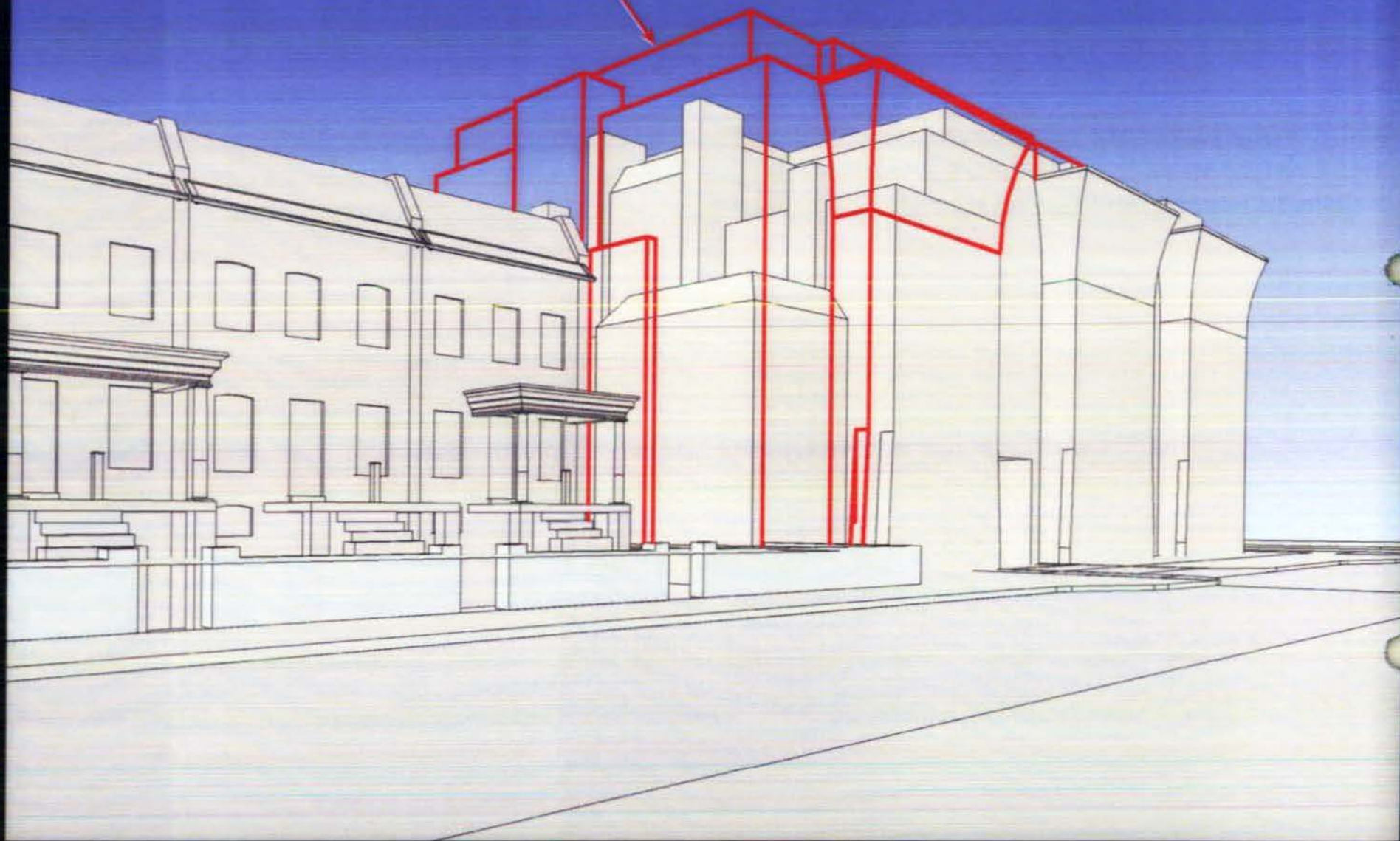
901 Monroe Street NE



EXISTING VIEW NORTH ALONG 10TH STREET

901 Monroe Street NE

*Red lines show outline of Original PUD
massing that has been removed.*



PERSPECTIVE MASSING VIEW NORTH ALONG 10TH STREET

901 Monroe Street NE

**LEVEL AND TYPE OF FACADE DETAIL
SIMILAR IN PROPOSED DEVELOPMENT
TO EXISTING TOWNHOUSES**



**DETAILED BRICK PANELS MAINTAIN SENSE
OF BUILDING SCALE WHILE RESPECTING THE
PRIVACY OF ADJACENT PROPERTIES**

PERSPECTIVE SKETCH VIEW NORTH ALONG 10TH STREET

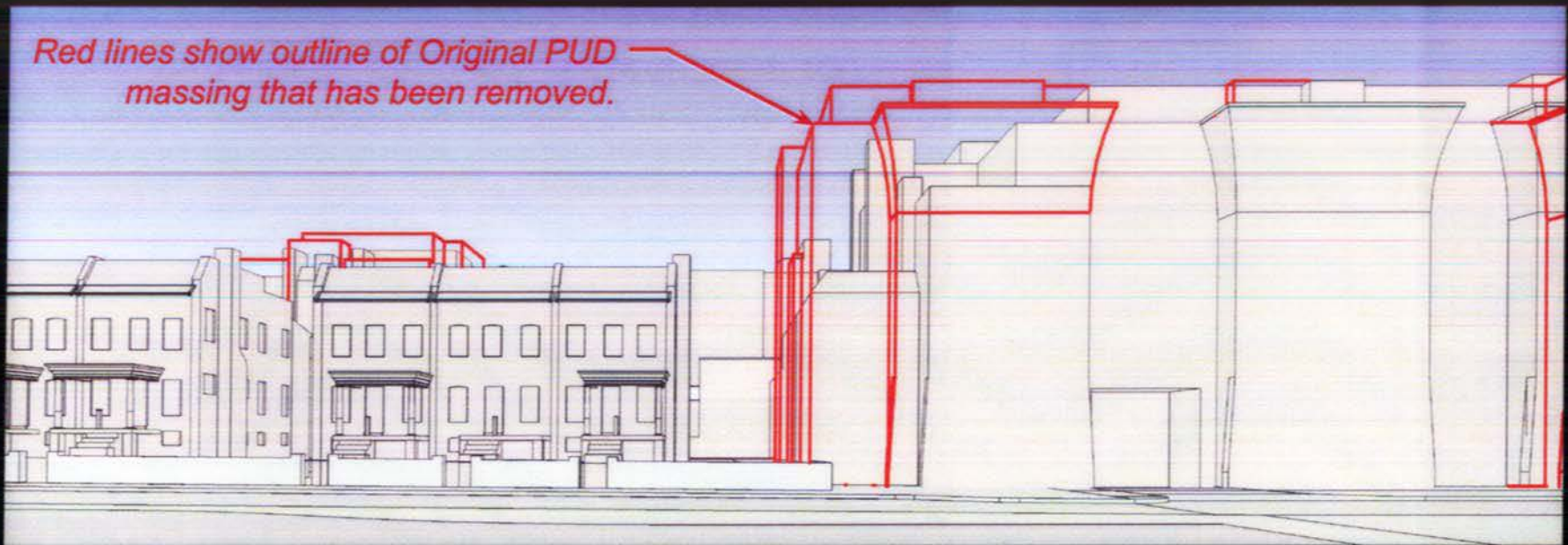
901 Monroe Street NE



PERSPECTIVE RENDERING VIEW NORTH ALONG 10TH STREET

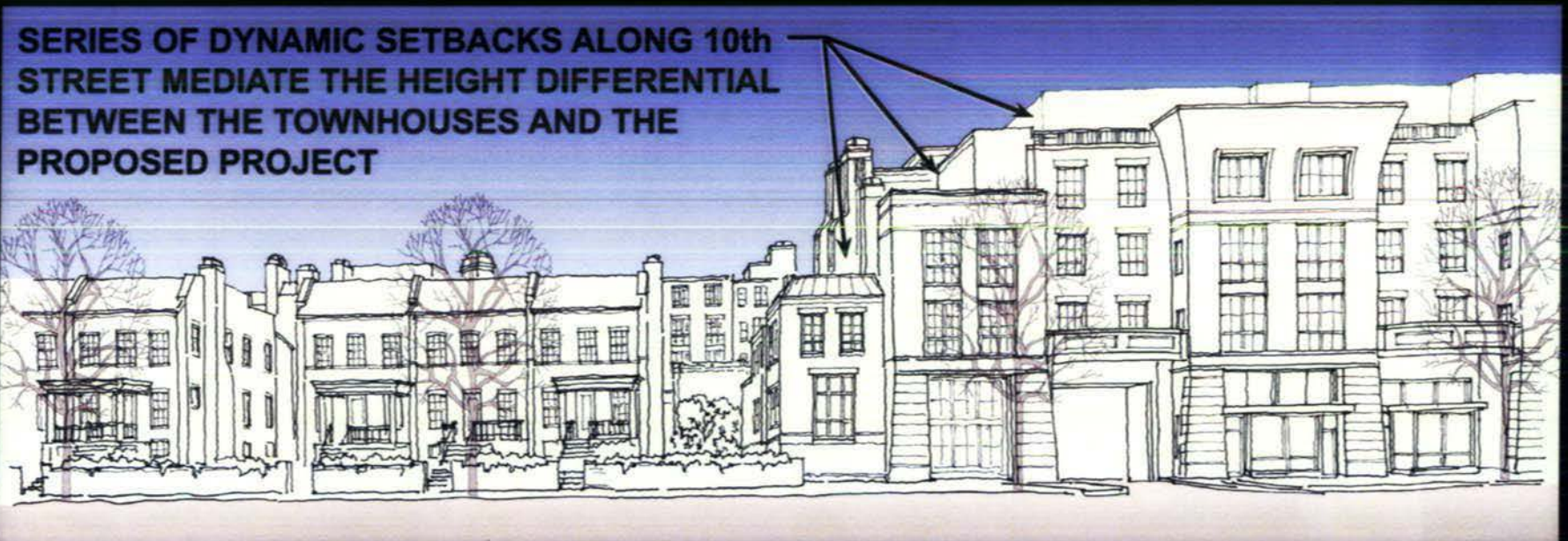
901 Monroe Street NE

*Red lines show outline of Original PUD
massing that has been removed.*



Massing Rendering

**SERIES OF DYNAMIC SETBACKS ALONG 10th
STREET MEDIATE THE HEIGHT DIFFERENTIAL
BETWEEN THE TOWNHOUSES AND THE
PROPOSED PROJECT**



Perspective Sketch

ELEVATION PERSPECTIVE - 10TH STREET

901 Monroe Street NE



10TH STREET ELEVATION

901 Monroe Street NE



10TH STREET ELEVATION DETAIL

901 Monroe Street NE



Monroe
Street

Lawrence
Street

9TH STREET ELEVATION

901 Monroe Street NE



MONROE STREET EXTENDED ELEVATION

901 Monroe Street NE



- 1 French Terra Cotta Tile
Montpelier Green
- 2 Tinted Glass Fiber
Reinforced Polymer
- 3 Architectural Cast Stone
Brown
- 4 Brick
Rose Tan
- 5 Brick
Sunset Red
- 6 Brick
Brown Flashed
- 7 Brick
Cerise Granite
- 8 Stone Base
Pompeii Honed

ENLARGED ELEVATION - MONROE STREET

901 Monroe Street NE

TRANSPORTATION ASSESSMENT

**Jami Milanovich P.E.
Principal Associate
Wells + Associates**



WELLS + ASSOCIATES

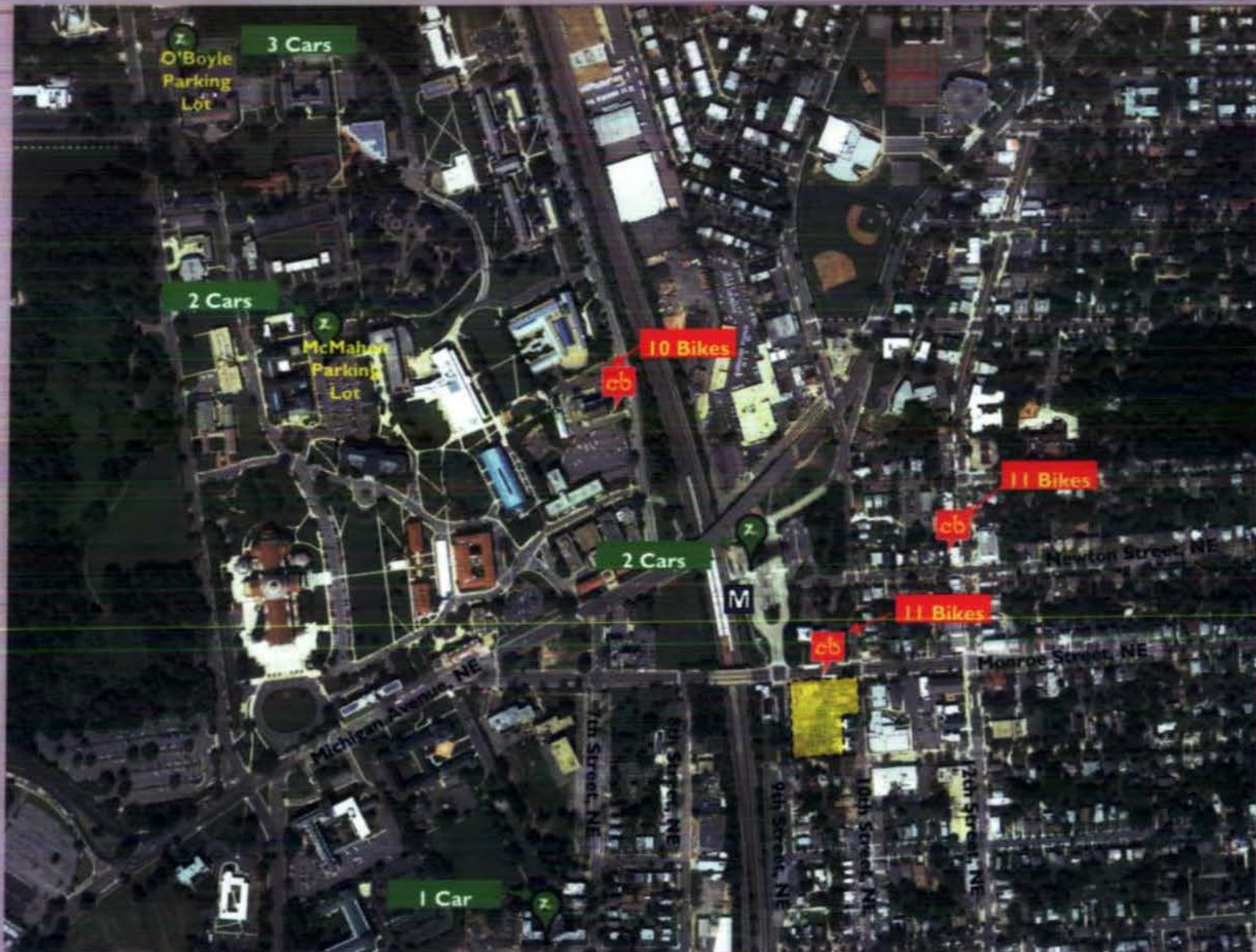
901 Monroe Street NE

TRANSPORTATION NETWORK

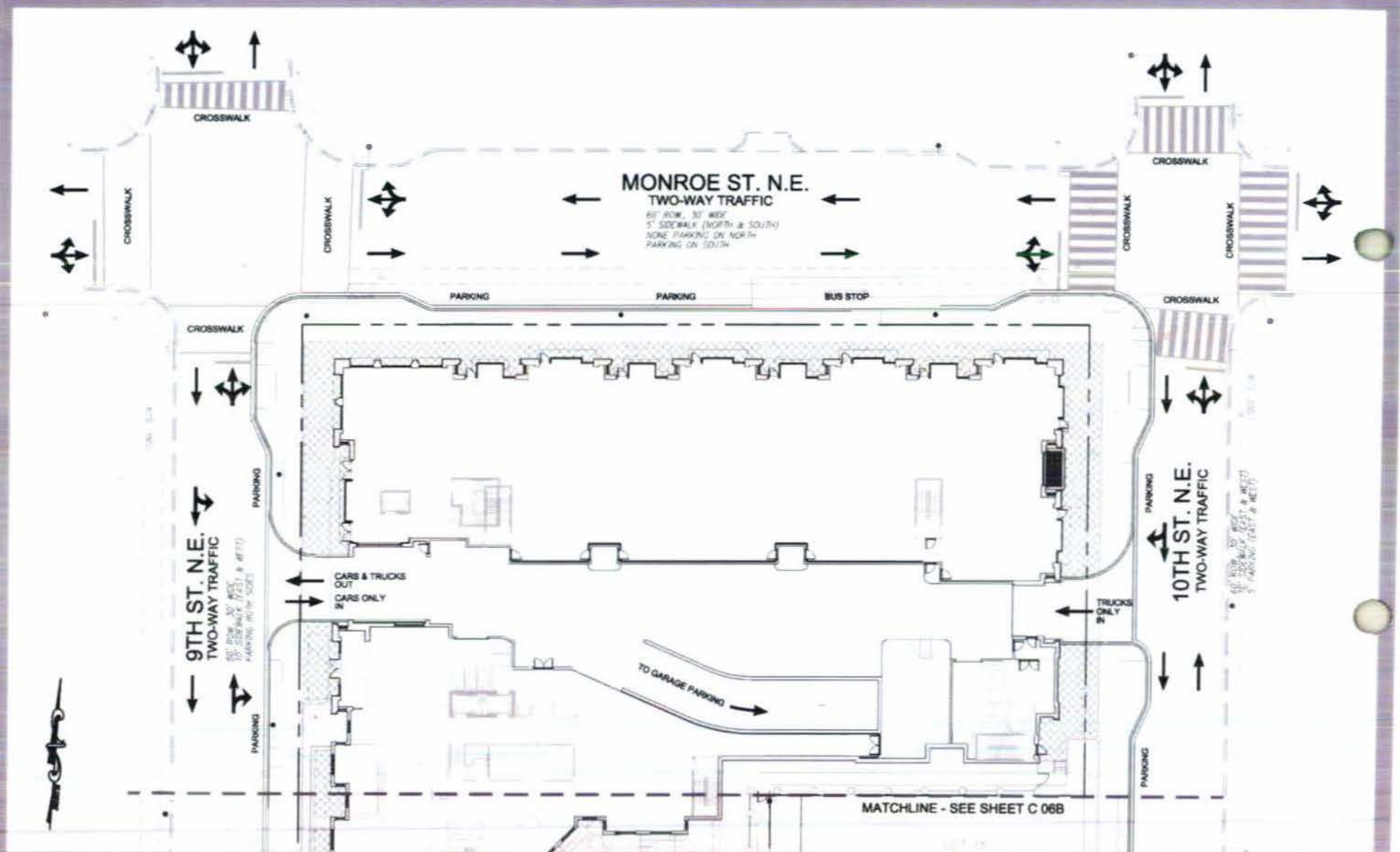
- The site is well served by public transportation:
 - The Brookland-CUA Metro Station is across Monroe Street.
 - Several Metrobus routes serve the site.
- Alternative transportation options:
 - Two Zipcars located at the Brookland-CUA Metro Station
 - One Capital Bikeshare station located on Monroe Street adjacent to site and one Capital Bikeshare station located three blocks from the site.



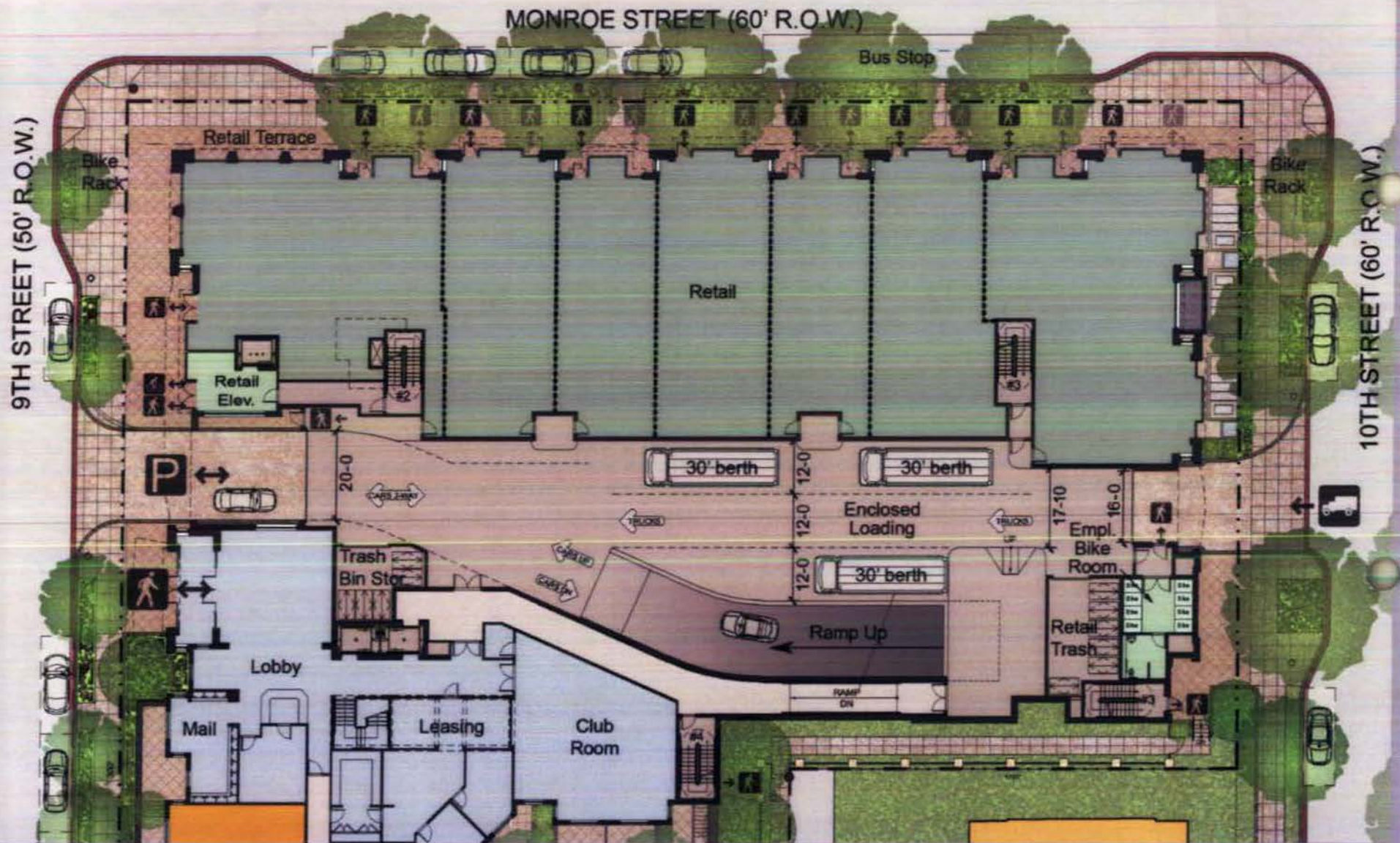
TRANSPORTATION NETWORK



SITE TRAFFIC CIRCULATION



PROPOSED LOADING



PROPOSED PARKING

- **DCMR Requirements:**

- Residential: 73 spaces
- Retail: 13 spaces
- TOTAL: 86 spaces

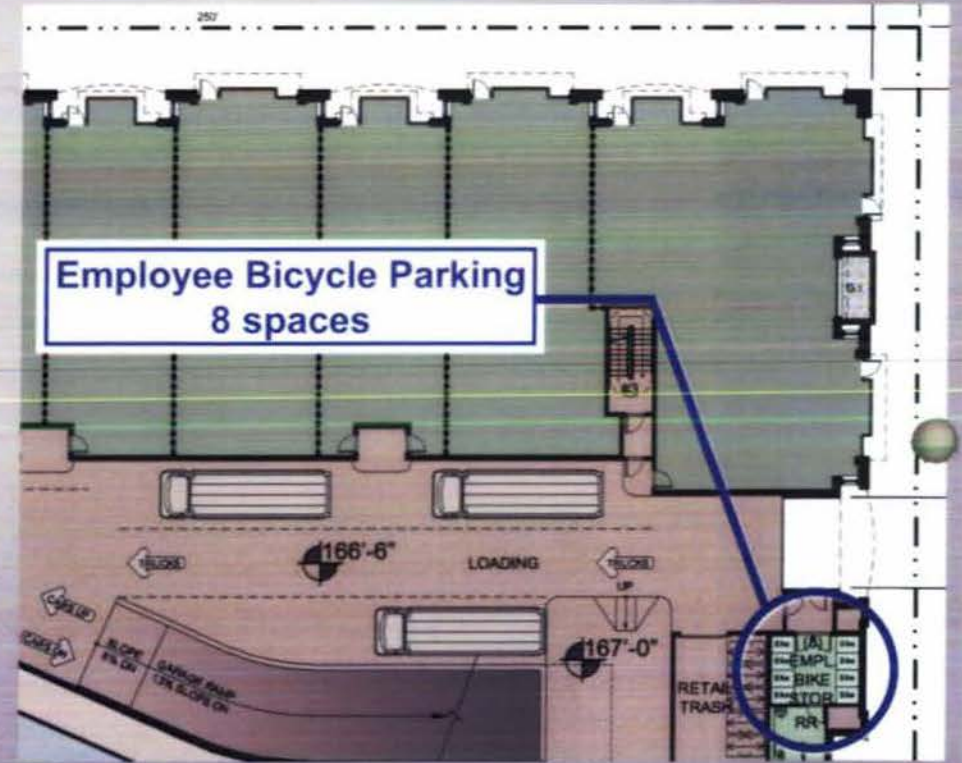
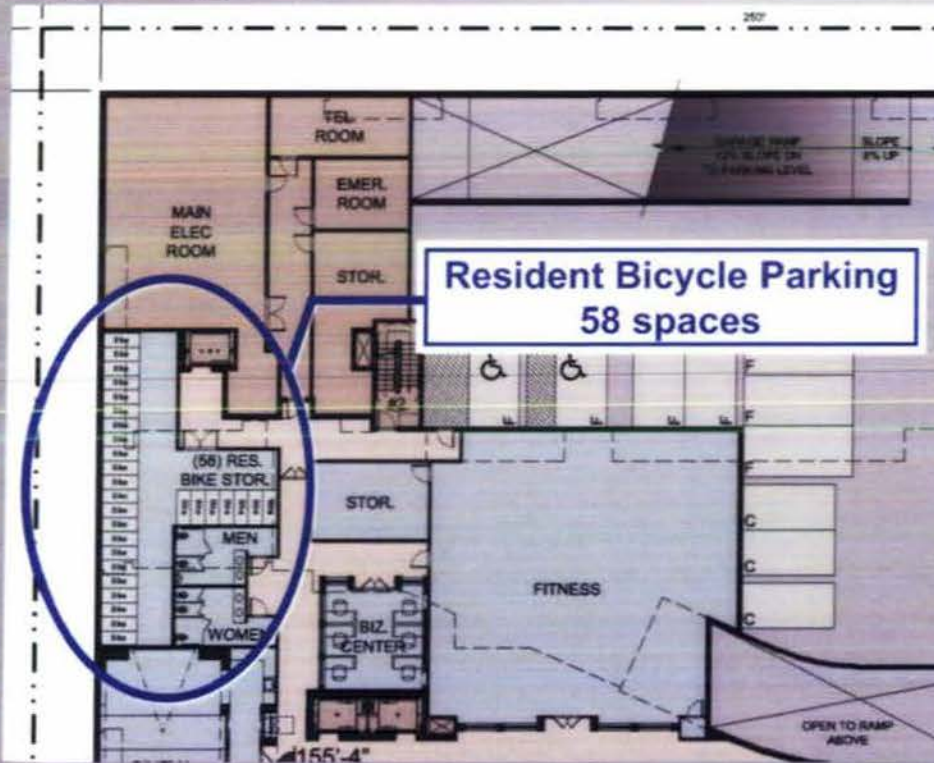
- **Proposed Supply:**

- Residential: 113-137 spaces (0.51-0.62 spaces/unit)
- Retail: 13-37 spaces
- TOTAL: 150 spaces

- **Similar Projects:**

- Within 1/3 mile of Metro, ratios range from 0.14-0.98 spaces/unit
- Within 1/4 mile of Metro, ratios range from 0.14-0.17 spaces/unit

PROPOSED BICYCLE PARKING

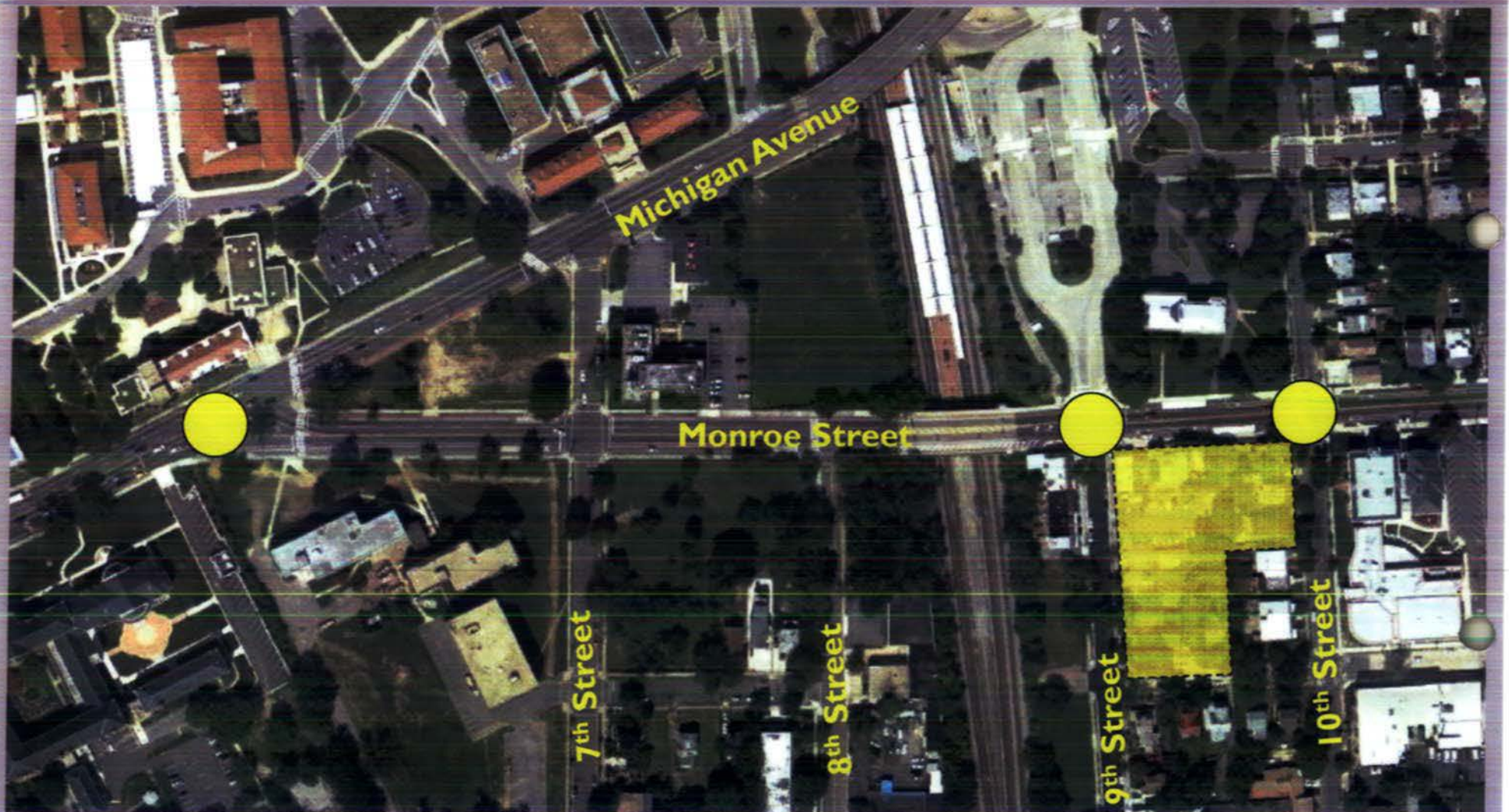


TRIP GENERATION

COMPONENT	AM PEAK HOUR			PM PEAK HOUR		
	Enter	Exit	TOTAL	Enter	Exit	TOTAL
Apartments (220 Units)	9	44	53	43	23	66
Retail (12,700 SF)	15	15	30	15	18	33
TOTAL	24	59	83	58	41	99



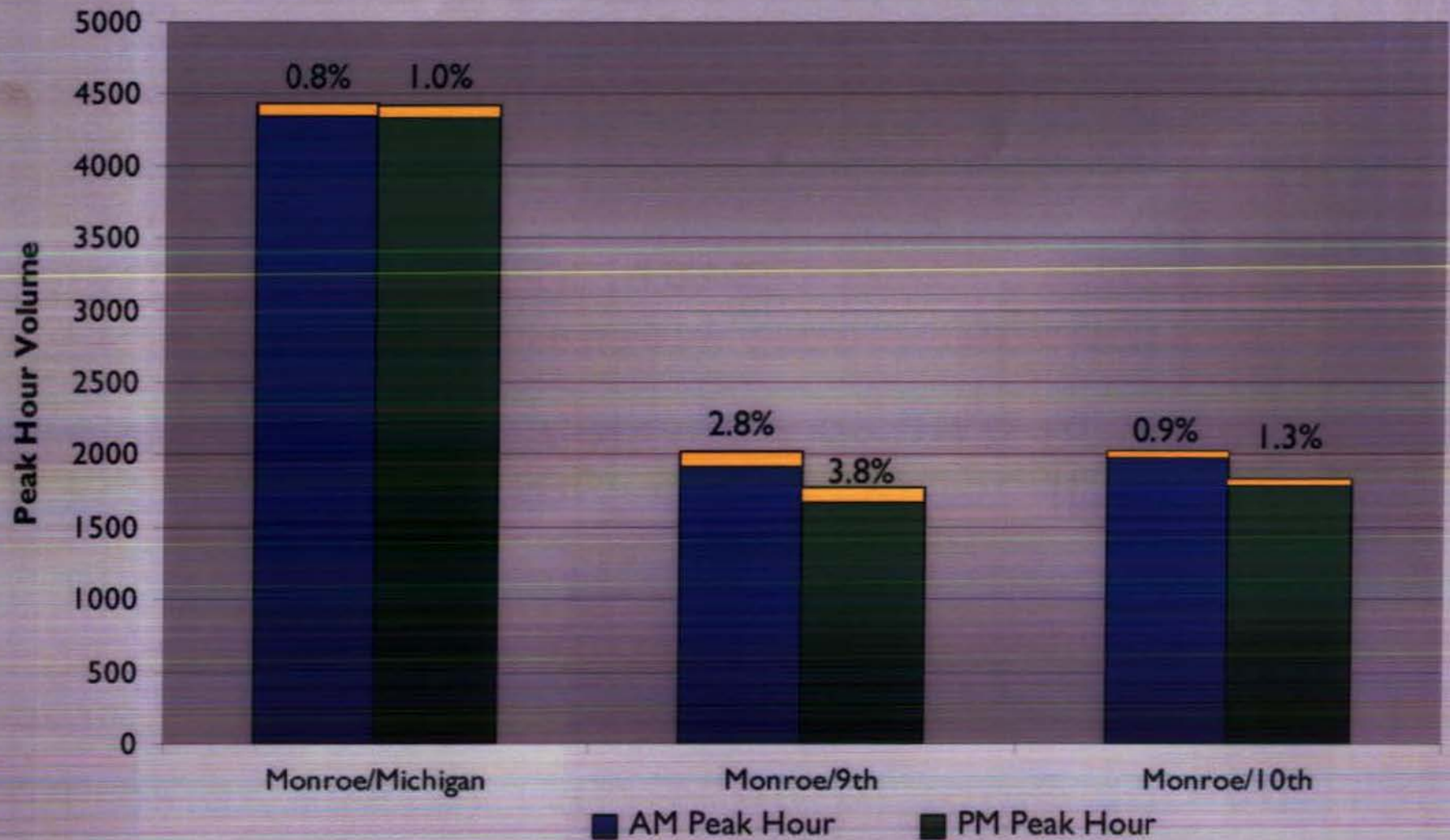
STUDY AREA



WELLS + ASSOCIATES

901 Monroe Street NE

PROPORTIONAL IMPACT



TRANSPORTATION DEMAND MANAGEMENT PLAN

- Provide spaces for Zipcar, pending agreement with Zipcar.
- Provide bicycle parking for residents, employees and patrons.
- Provide shower and changing facilities for employees who walk, jog or bike to work.
- Provide complimentary SmartTrip cards to residents at initial lease.

LOADING MANAGEMENT PLAN RESIDENTIAL

- A Loading Coordinator will be designated for the site.
- All tenants will be required to use the loading dock for move-in/move-out activities, except when trucks greater than 45 feet are required.
- All tenants are required to notify Loading Coordinator of move-in/move-out dates.
- When trucks greater than 45 feet are required for tenant move-in/move-out, the loading coordinator will assist tenants in obtaining proper permits from DDOT.



LOADING MANAGEMENT PLAN RETAIL

- All retail tenants and vendors will be required to use the loading dock for deliveries, except when trucks greater than 45 feet are required.
- Vendors to retail uses will be encouraged to make deliveries in trucks 45 feet or smaller.
- If trucks larger than 45 feet are required, they will be restricted from making deliveries between 4 PM & 6 PM.
- No truck idling will be permitted.

CONCLUSIONS

- The site is well served by public transportation.
- The applicant has agreed to implement TDM and Loading Management plans to offset the impact of the proposed development.
- Traffic generated by the proposed development will not have a significant impact on traffic operations in the study area.



COMMUNITY AMENITIES

David Roodberg
President
Horning Brothers

COMMUNITY AMENITIES

• Underground Utilities and Public Space Improvements	\$170,000
• Workforce Development and Job Training	\$ 75,000
• Support for Local Business	\$ 50,000
• Support for Local Cultural Amenities	\$ 25,000
• Security and Public Safety Enhancements	\$ 40,000
• Enhancements to Neighborhood Playgrounds and Open Space	\$ 25,000
TOTAL:	\$385,000

All payments will be made prior to issuance of building permit for the project.

901 Monroe Street NE

UNDERGROUND UTILITIES & PUBLIC SPACE IMPROVEMENTS

- Underground utilities along Monroe Street.
- Expand and replace sidewalk, curbs and gutters around entire block.
- Regrade and repave alley utilized solely by 10th Street property owners.
- \$170,000 TOTAL

Possible Cafe Zone

New Curb &
Sidewalk On
Entire Block

2 Utility Poles Removed

Overhead Lines Removed

Regraded, Repaved
Alley with LID Provisions
on Subject Property

SITE BENEFITS

901 Monroe Street NE



WORKFORCE DEVELOPMENT & JOB TRAINING

- \$50,000 to Academy of Hope for upgrades to its existing career assessment center. This will serve 150 people per year.
- \$25,000 to Byte Back to upgrade hardware in their computer training lab.

SUPPORT FOR LOCAL BUSINESS

- \$50,000 to fund a small loan fund administered by the Community Foundation for the National Capital Region for the benefit of ANC 5A.
- Support the use of local businesses by utilizing a formal procedure for identifying businesses and providing an opportunity to bid on products and service needs of the building during construction and ongoing operations.

SUPPORT FOR LOCAL CULTURAL AMENITIES

- \$25,000 to Dance Place to be used for improvements to the new dance studio in Dance Place's main theater building and Artspace Lofts.

SECURITY & PUBLIC SAFETY ENHANCEMENTS

- \$40,000 to install security cameras around the exterior of the building to monitor activity on the sidewalks adjacent to the property.

ENHANCEMENTS TO NEIGHBORHOOD PLAYGROUNDS & OPEN SPACE

- \$25,000 to enhance the playground equipment at Turkey Thicket Recreation Center.

901 Monroe Street NE



901 Monroe Street is a project by Brooklanders for Brooklanders